



## Sale Property List

For the most up to date property list visit  
our website [www.acorn.ltd.uk](http://www.acorn.ltd.uk)

**LEWISHAM OFFICE**  
153 High Street  
Lewisham  
London SE13 6AA  
  
Tel: 020 8852 4455  
Fax: 020 8297 9552  
EMail: lewisham@acorn.ltd.uk



### Ryecroft Road SE13



**£199,999 Leasehold**

Two double bedroom split level Victorian conversion flat, located over the first and second floors, boasting 15ft lounge, separate kitchen, shared communal garden with private access. The property is available chain free and the flat is sold with a 50% control of the management and maintenance costs, with long lease of 122 years. Situated just a short distance from Lewisham Town Centre.

Lease: 122 Years.

Maintenance: To be advised.

Ground Rent: To be advised.



### Algernon Road SE13



**£199,995 Leasehold**

Situated in a popular residential road within access of both Ladywell and Lewisham amenities is this pleasant two bedroom first floor conversion flat. This fine property briefly comprises of entrance hall, 15ft living room with stripped wood floorboards and a superb marble feature fireplace, fitted kitchen incorporating oven and hob, one double and one single bedrooms and a modern three piece bathroom. This property boasts character throughout. Your earliest viewing is advised.

Leashold: Years: TBA Service Charge: TBA Ground Rent: TBA



### Albacore Crescent SE13



**£190,000 Leasehold**

Situated in a peaceful residential road is this superb two double bedroom split level conversion flat. This fine flat benefits from a 16x14 living room, fitted kitchen, two double bedrooms plus a modern shower room. This property is decorated in excellent condition throughout and is well located for Lewisham, Ladywell and amenities. Available with no onward chain.

Lease: 106 years Service Charge: TBC Ground Rent: TBC



### Tyrwhitt Road SE4



**£189,995 Leasehold**

Conversion flat occupying the top floor of an end of terrace Victorian residence ideally placed in the desirable Brockley Conservation area. Accommodation comprises a large reception room, fitted kitchen, modern bathroom and double bedroom. The property is sold with no onward chain and other benefits include gas central heating and own section of garden.

Lease: To be confirmed. Service Charge: To be confirmed.  
Ground Rent: To be confirmed.

JUST INSTRUCTED

### High Street SE13

**£189,995 Freehold**

Choice of studios, one and two bedroom apartments forming part of a new development in the heart of Lewisham High Street with its bustling shopping centre and open air market. Central London is only 10 minutes by train and the Docklands Light Railway has it's southern terminus in Lewisham. All apartments offer well proportioned accommodation, double glazed windows, gas central heating and modern fitted kitchen and bathrooms.



### Musgrove Road SE14

**£189,950 Leasehold**



Fantastic one double bedroom Victorian conversion flat situated in the stunning Telegraph Hill conservation area. New Cross Gate (East London Line) is close by with excellent links to London Bridge. The flat benefits from a great private garden directly accessed from the lounge.

In my opinion this is one of the best one beds on the market and not to be missed.



### Halesworth Road SE13

**£185,000 Leasehold**



Victorian first floor flat conversion situated in a popular road less than half a mile from 'Hilly Fields Park' and Lewisham's mainline/DLR stations. Accommodation is extremely spacious and briefly comprises 17ft x 13ft reception room, large double bedroom, 15ft x 10ft fitted kitchen/diner and modern bathroom. Other benefits include sash windows, gas central heating and no onward chain.



### Courthill Road SE13

**£180,000 Leasehold**



Two bedroom first floor purpose built flat situated just a close proximity from Lewisham Town Centre shopping mall and will benefit greatly from the Lewisham Gateway Regeneration. With fantastic local transport links into Central London via mainline and Docklands Light Railway. Ladywell Leisure and Lewisham hospital within a close proximity and the sumptuous Hillyfields just a short walk away. This property is an ideal first time buy.

Lease: 976 Years.

Service Charge: £549.00 Per Annum.

Ground Rent: To be advised.



### St Germans Road SE23

**£179,995 Leasehold**



Situated in a popular residential road with access of amenities is this excellent two double bedroom purpose built flat split over two levels, giving fine panoramic views from Crystal Palace through to the North Downs. This fine flat briefly comprises of entrance hall, good sized living room with private balcony, fitted kitchen with oven and hob. Upstairs boasts two double bedrooms one with a private balcony plus a modern three piece bathroom. You earliest viewing is advised.



### Lee High Road SE12

**£174,995 Leasehold**



Delightful hall floor Victorian conversion flat offered onto the market in stunning condition throughout. Located close to Lee Station, yet equidistant to both Blackheath Village and Lewisham DLR, transport facilities, night life and shopping. Accommodation comprises one bedroom, spacious 16ft living room, bathroom and modern fitted kitchen. Additional benefits include original features such as fireplaces and high ceilings, off-street parking and double glazing. Internal viewing is highly recommended.

Lease: 98 years

Maintenance: £500 Per Annum

Ground Rent £100 Per Annum



### Limes Grove SE13

**£174,995 Leasehold**



Lower ground floor period conversion flat situated in a highly sought after road just off Lewisham High Street providing a variety of shopping and transport facilities. Accommodation comprises a 16ft x 12ft reception room, two bedrooms, fitted kitchen and modern wet room with shower and bath. Other benefits include double glazed windows, gas central heating, own front door, no onward chain and direct access to a section of garden.

Lease: 103 Years, Maintenance: £550 P/A, Ground Rent: £105 P/A



### Slaithwaite Road SE13

**£170,000 Leasehold**



NO STAMP DUTY!

A first floor conversion flat forming part of an attractive Victorian building ideally placed in a residential road just off of Lewisham High Street, providing a wide range of shopping and transport facilities. Accommodation comprises one bedroom, 17ft reception room, fitted kitchen and modern bathroom. Other benefits include double glazed windows, gas central heating, no onward chain and large communal rear garden.

Lease: TBC, Maintenance: TBC, Ground Rent: TBC



### Lee High Road SE13

**£170,000 Leasehold**



Two innovatively designed buildings, each housing seven apartments with bright vibrant living spaces and stunning contemporary fixtures and fittings. One and two bedroom apartments, boasting designer kitchens with integrated appliances, quality carpets and floor tiling, video entry system and modern bathrooms with Villeroy & Boch sanitaryware. Private courtyard gardens are available with the ground floor apartments. Blackheath village and Lewisham town centre are less than a mile away and the immediate area has an extensive selection of shops, restaurants, bars and clubs. Lease: 125 Yrs. Service Charge: £745.18 PA Ground Rent: £250 PA

### JUST INSTRUCTED

### Lewisham High Street SE13

**£169,995 Leasehold**

Choice of studios, one and two bedroom apartments forming part of a new development in the heart of Lewisham High Street, with its bustling shopping centre and open air market. Central London is only 10 minutes by train and the Docklands Light Railway has its Southern terminus in Lewisham. All apartments offer well proportioned accommodation, double glazed windows, gas central heating, modern fitted kitchen and bathrooms.



### Malpas Road SE4

**£165,000 Leasehold**



Indigo House offers 11 contemporary apartments across a listed building and a newly built wing.

Open plan living with sleek designer kitchens with integrated appliances, fully tiled porcelain bathrooms with designer sanitary ware and slimline electric panel heaters are a few of the numerous qualities available at Indigo House.

Access to transport facilities include Brockley mainline station and New Cross tube offering East London line services into Canary Wharf.



### Sulby House SE4



**£159,995 Leasehold**

Situated in a popular area is this two double bedroom ground floor purpose built flat. This property briefly comprises of its own entrance, 17ft living room, good sized fitted kitchen, two double bedrooms plus a two piece bathroom and separate WC. Double glazed windows and full gas central heating throughout. This flat is situated within access of Brockley, Nunhead and Dulwich and Honor Oak's amenities. Available with no onward chain.

Lease: To Be Confirmed Service Charge: Ground Rent: To Be Confirmed

### JUST INSTRUCTED

### Lewisham High Street SE13

**£159,995 Leasehold**

Choice of studios, one and two bedroom apartments forming part of a new development in the heart of Lewisham High Street, with its bustling shopping centre and open air market. Central London is only 10 minutes by train and the Docklands Light Railway has its Southern terminus in Lewisham. All apartments offer well proportioned accommodation, double glazed windows, gas central heating, modern fitted kitchen and bathrooms.



### Courthill Road SE13

**£149,950 Leasehold**

Split level conversion flat laid out on the second and third floors of a Victorian property, ideally placed for local shopping and transport facilities. Accommodation comprises three bedrooms, 20ft reception room, fitted kitchen and modern bathroom. Other benefits include double glazing, gas central heating, long lease and no onward chain.

Lease: 122 Years.

Ground Rent: £300 Per Annum.

Maintenance: To be advised.



### Dereham House SE4

**£142,500 Leasehold**



Two double bedroom, second floor, purpose built flat. Situated in a popular location within access of local amenities. This flat boasts a 19ft lounge, fitted kitchen, two double bedrooms plus a bathroom with separate WC. Requiring some modernisation throughout and available with no onward chain.

Lease: To Be Confirmed

Service Charge: To Be Confirmed

Ground Rent: To Be Confirmed



### Bentley Court SE13

**£139,950 Leasehold**

Spacious apartment overlooking gardens on the second floor of a modern retirement block, ideally placed for Lewisham High Street providing a variety of shopping and transport facilities. Accommodation comprises a double bedroom, good sized lounge, fitted kitchen with appliances and modern bathroom. The property is very well presented and other benefits include residents lounge, laundry room, guest suite, house manager, lift and well kept garden and communal areas.

Age Restriction: 60 years of age minimum, unless a couple then one needs to be 60 and the other person must be 55 or over.



### Bridge Meadows SE14

**£135,000 Leasehold**



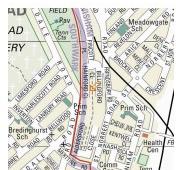
Located just off Surrey Canal Road and surrounded by delightful communal gardens is this first floor and double bedroom purpose built flat.

Offered to the market chain free this quiet home would make an ideal first time purchase or a great buy to let as an array of transport links are on hand to and from the city.



### Gateley House SE4

**£134,995 Leasehold**



Well maintained one double bedroom purpose built flat situated in a popular location. This flat boasts a secure entry phone system, entrance hall, 18ft lounge, 12ft fitted kitchen, utility room plus a 14ft bedroom and modern bathroom. With full gas central heating throughout. Your earliest viewing is advised.



### Brockley Grove SE4

**£133,995 Leasehold**



Situated within close proximity of Crofton Park station and amenities is this one double bedroom purpose built apartment. The property comprises of a 12ft bedroom, spacious lounge and fitted kitchen. The property would make an ideal first time buy or buy to let given its great location. Your earliest viewing is highly recommended.